

IN RE: PETITION FOR ADMIN. VARIANCE
N/S Tanglewood Road, 285' E of
Paradise Avenue
(31 Tanglewood Road)
1st Election District
1st Councilmanic District
Miriam Webb
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-397-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the owner of the subject property, Miriam Webb. The Petitioner requests relief from Sections 1802.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front building line setback of 31 feet in lieu of the required front average of 38 feet for a proposed one-story addition, in accordance with Petitioner's Exhibit 1.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the

B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 21st day of June, 1993 that the Petition for Administrative Variance requesting relief from Sections 1802.3.C.1 and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front building line setback of 31 feet in lieu of the required front average of 38 feet for a proposed one-story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

June 21, 1993

(410) 887-4386

Ms. Miriam Webb
31 Tanglewood Road
Baltimore, Maryland 21228

RE: PETITION FOR ADMINISTRATIVE VARIANCE
N/S Tanglewood Road, 285' E of Paradise Avenue
(31 Tanglewood Road)
1st Election District - 1st Councilmanic District
Miriam Webb - Petitioner
Case No. 93-397-A

Dear Ms. Webb:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

file



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at: 31 Tanglewood Rd
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 and 303.1 TO PERMIT A FRONT BUILDING LINE SETBACK OF 31 FT. IN LIEU OF THE REQUIRED FRONT AVERAGE OF 38 FT. (FOR A PROPOSED ONE-STOREY ADDITION)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Hardship & Practicality - want to live in the first floor. No steps. My son is disabled. Property is to be posted and advertised as prescribed by Zoning Regulations. I or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor: Ms. Miriam Webb
Legal Owner(s): Ms. Miriam Webb
Signature: Miriam Webb
Address: 31 Tanglewood Rd.
City: Baltimore Md 21228
State: MD Zipcode: 21228

Attorney for Petitioner: Timothy M. Kotroco
Signature: Timothy M. Kotroco
Address: 31 Tanglewood Rd. 410-747-7604
City: Baltimore Md 21228
State: MD Zipcode: 21228
Name: ZANE N. SUTHERFIELD
Address: 3020 OLD MILFORD MILLS RD
City: BALTIMORE State: MD Zipcode: 21244 Phone No: 922-9227

A Public Hearing has been requested and/or held to be required. It is ordered by the Zoning Commissioner of Baltimore County, this 21st day of June, 1993, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspaper of general circulation throughout Baltimore County, and that the property be posted.

By: [Signature] DATE: 6/21/93
ESTIMATED POSTING DATE: 6/30/93

Item #: 408

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at: 31 Tanglewood Rd
Baltimore Md 21228
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

The reason is to increase the room to make it large enough for a clothing closet, large bedroom so I would not have to go up the steps to the second floor. I am 73 years old and have problems with my knees. I would like to stay in my own home. I have been here 51 years.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Miriam Webb
Signature: Miriam Webb
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 21 day of June, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Miriam R Webb

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 28
My Commission Expires: June 1993

EXAMPLE 3 - Zoning Description

- 3 copies

These copies are required. Copies of deeds cannot be used in place of this description. Use this form in normal provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 31 TANGLEWOOD RD CATONSVILLE 21208
Election District 1 Councilmanic District 1

Beginning at a point on the NORTH side of TANGLEWOOD RD (north, south, east or west)

which is 50' (number of feet of right-of-way width)

wide at a distance of 285' (number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street PARADISE AVE (name of street)

which is 65' wide. *Being Lot # 41

Block 1, Section # 1 in the subdivision of

TANGLEWOOD DEVELOPMENT CO. as recorded in Baltimore County Plat

Book # 12, Folio # 22, containing

5000 S.F. (square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber 1, Folio 1" and include the measurements and directions (notes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N. 87° 12' 13" E. 321.1 ft., S. 18° 27' 03" E. 47.2 ft., S. 52° 19' 00" N. 318 ft., and N. 08° 15' 22" W. 80 ft. to the place of beginning.

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Date: 5/13/93

ADMIN VAR FILING FEE CODE 010 \$50.00
(1) SIGN POSTING CODE 080 35.00
TOTAL 85.00

OWNER: WEBB
LOC: #31 TANGLEWOOD RD.

0140140024MCHRC
B9 010-27ANUS-13-93 \$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

District: 1st Date of Posting: 5/21/93
Posted for: Variance
Petitioner: Miriam Webb
Location of property: 31 Tanglewood Rd. N/S 285' E of Paradise Ave
Location of Sign: Facing road on property lake road
Remarks: 1/1/93
Posted by: M. Webb Date of return: 1/1/93
Number of Signs: 1

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 408

Petitioner: MARIAM WEBB

Location: 31 TANGLEWOOD RD CATONSVILLE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: MARIAM WEBB

ADDRESS: 31 TANGLEWOOD RD

CATONSVILLE, MD 21208

PHONE NUMBER: 747-7604

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 4, 1993

Mrs. Miriam Webb
31 Tanglewood Road
Baltimore, MD 21228

RE: Case No. 93-397-A, Item No. 408
Petitioner: Miriam Webb
Petition for Administrative Variance

Dear Mrs. Webb:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on May 13, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Printed on Recycled Paper

Zoning Plans Advisory Committee Comments
Date: June 4, 1993
Page 2

- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:hek
Enclosures
c: Mr. Zane N. Satterfield
3620 Old Millford Mill Road
Baltimore, MD 21244

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

5-20-93

Re: Baltimore County
Item No: *408 (JL)*

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
for John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: June 3, 1993

SUBJECT: 31 Tanglewood Road

INFORMATION:

Item Number: 408 *93-397-A*

Petitioner: *Miriam Webb*

Property Size: _____

Zoning: *D.R. 5.5*

Requested Action: _____

Hearing Date: *6/1*

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that approval of the request be subject to a condition that any improvement be generally compatible with the built environment of the neighborhood.

Prepared by: *Jeffrey M. Long*

Division Chief: *Carol L. Evans*

PK/JL:lw

408, ZAC/ZAC1

Pa. 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
Date: May 26, 1993

FROM: Captain Jerry Pfeifer
Fire Department

SUBJECT: Comments for 06/01/93 Meeting

Item 371	No Comments
Item 406	No Comments
Item 407	No Comments
Item 408	No Comments
Item 409	No Comments
Item 410	Building shall be built in accordance with the 1991 Life Safety Code.
Item 411	No Comments
Item 412	No Comments
Item 413	No Comments
Item 415	If the building the canopy is attached to is sprinklered and the area under the canopy is to be used for storage, then the canopy would have to be sprinklered.

JP/dmc

RECEIVED
MAY 27 1993
ZADM

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

MAY 20, 1993

(410) 887-3353

Miriam Webb
31 Tanglewood Road
Baltimore, Maryland 21228

Re: CASE NUMBER: 93-397-A (Item 408)
31 Tanglewood Road
N/S Tanglewood Road, 285' E of Paradise Avenue
1st Election District - 1st Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before May 30, 1993. The closing date (June 14, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an order will issue. This order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Carl John
Arnold Jablon
Director

cc: Zane N. Satterfield

Zane N. Satterfield
Home Improvement Co.

6-1-93
8

6-28-93
248

Fine Residential & Commercial Work

MHC # 43229
Bonded
Insured

3620 Old Millford Mill Road
Baltimore, MD 21244
Tel. (410) 922-9337
Pager (410) 204-1704

June 4, 1993

Attn: Gwen Stephens

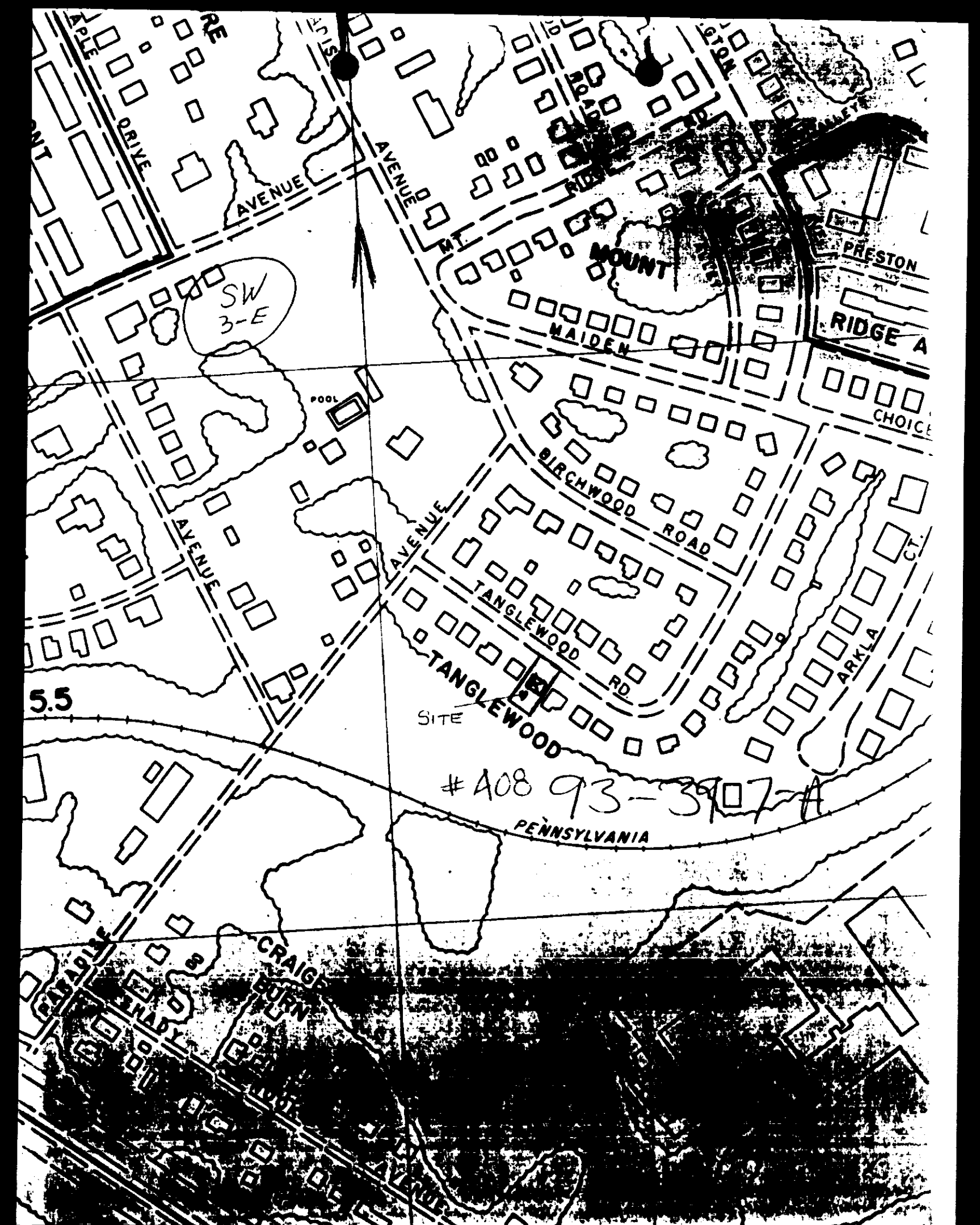
Dear Mr. Stephens:

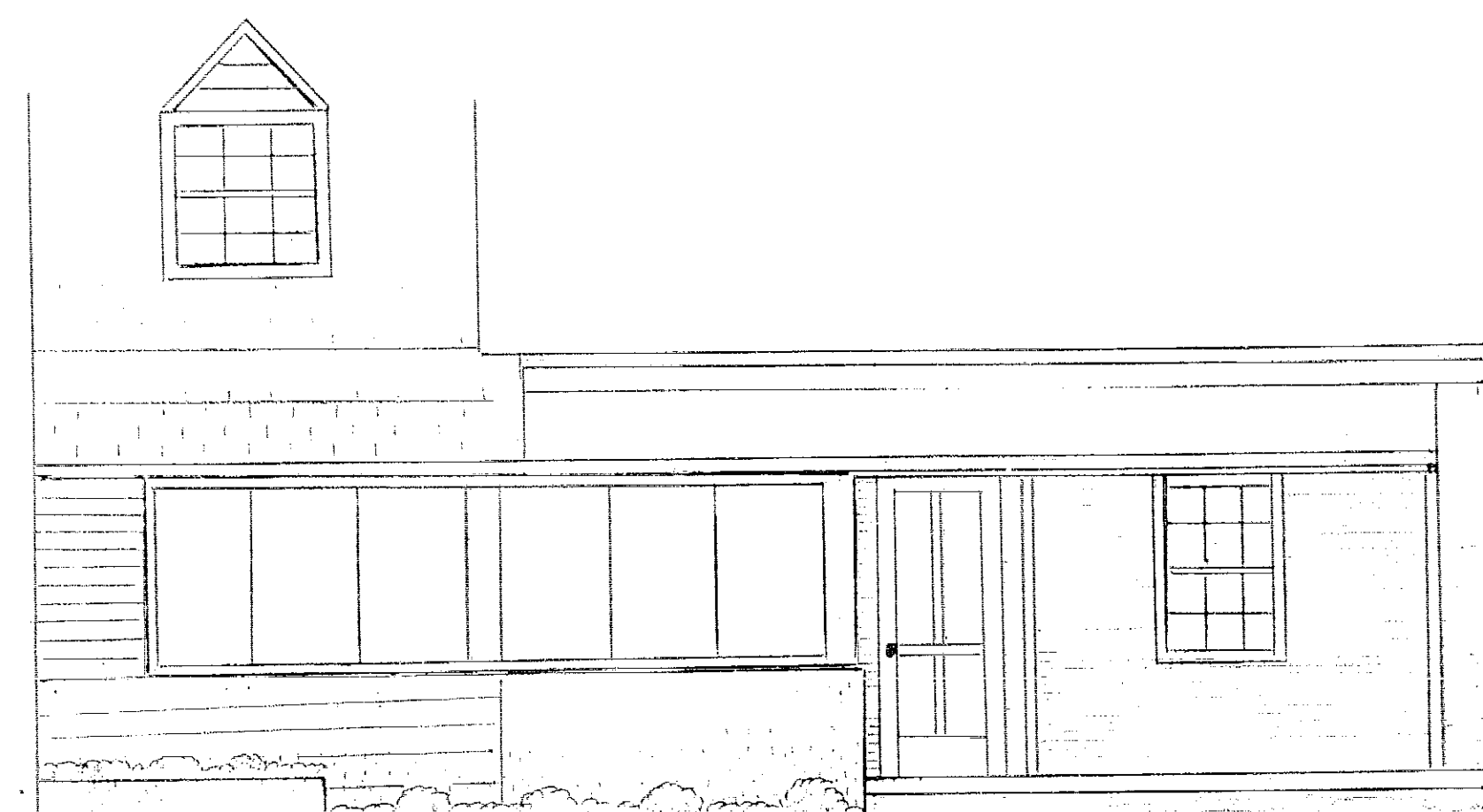
Enclosed are the signatures of Mrs. Webb's neighbors to either side of her home. They understand that the shaded portion of this plan is to be an enclosed addition and goes beyond existing set backs. I had requested a more detailed statement from them but this is what I received. They have no objections so hopefully this will help in any decisions on approval of the project.

Respectfully submitted,
Zane N. Satterfield
Zane N. Satterfield, Owner

ZNS/cln
Enc.

RECEIVED
JUN 7 1993
ZADM





Approve *Erith D. Coffey* - 33 Tanglewood
Willard L. Miller 29 Tanglewood Rd

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 21 TANGLEWOOD ROAD
 Subdivision name: TANGLEWOOD DEVELOPMENT CO.
 plat book # 12, lot # 29, lot # 41, section #
 OWNER: ALVA MARVIN & MARION WEBB

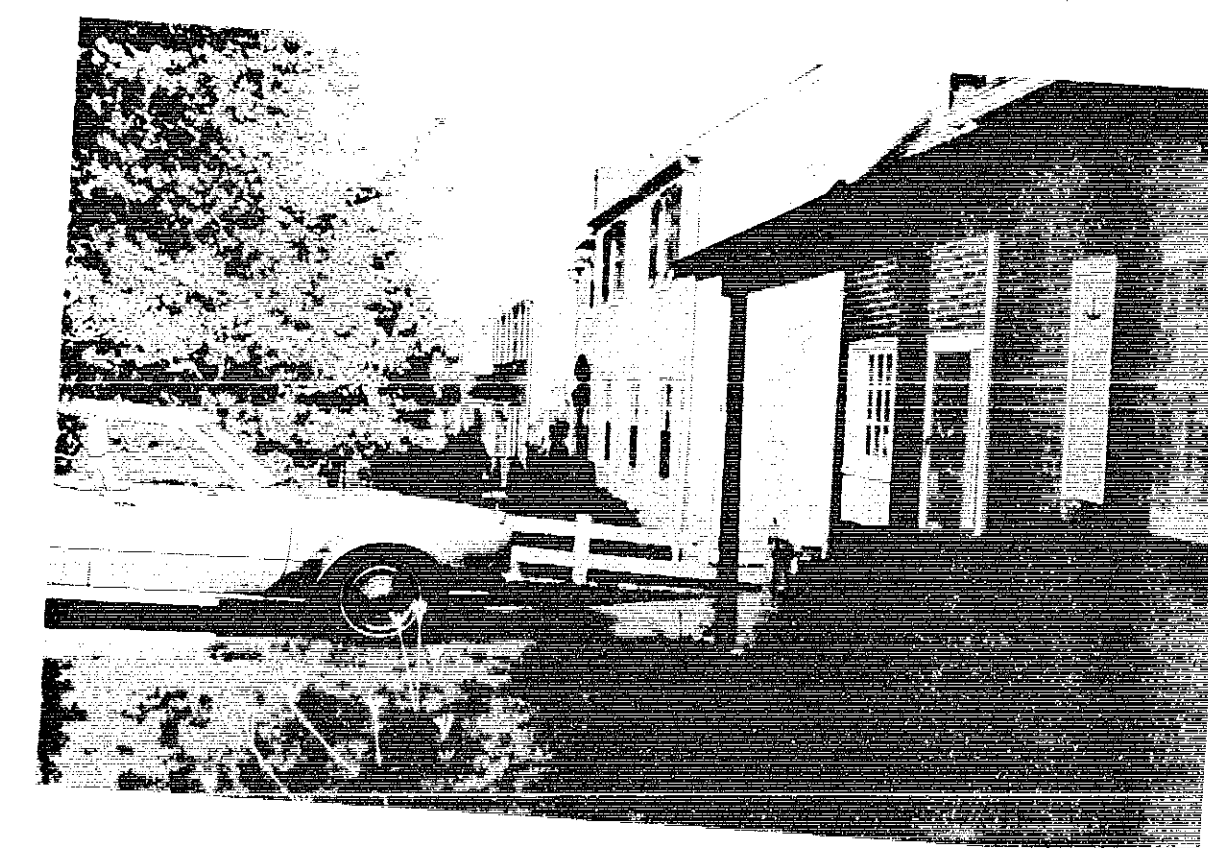
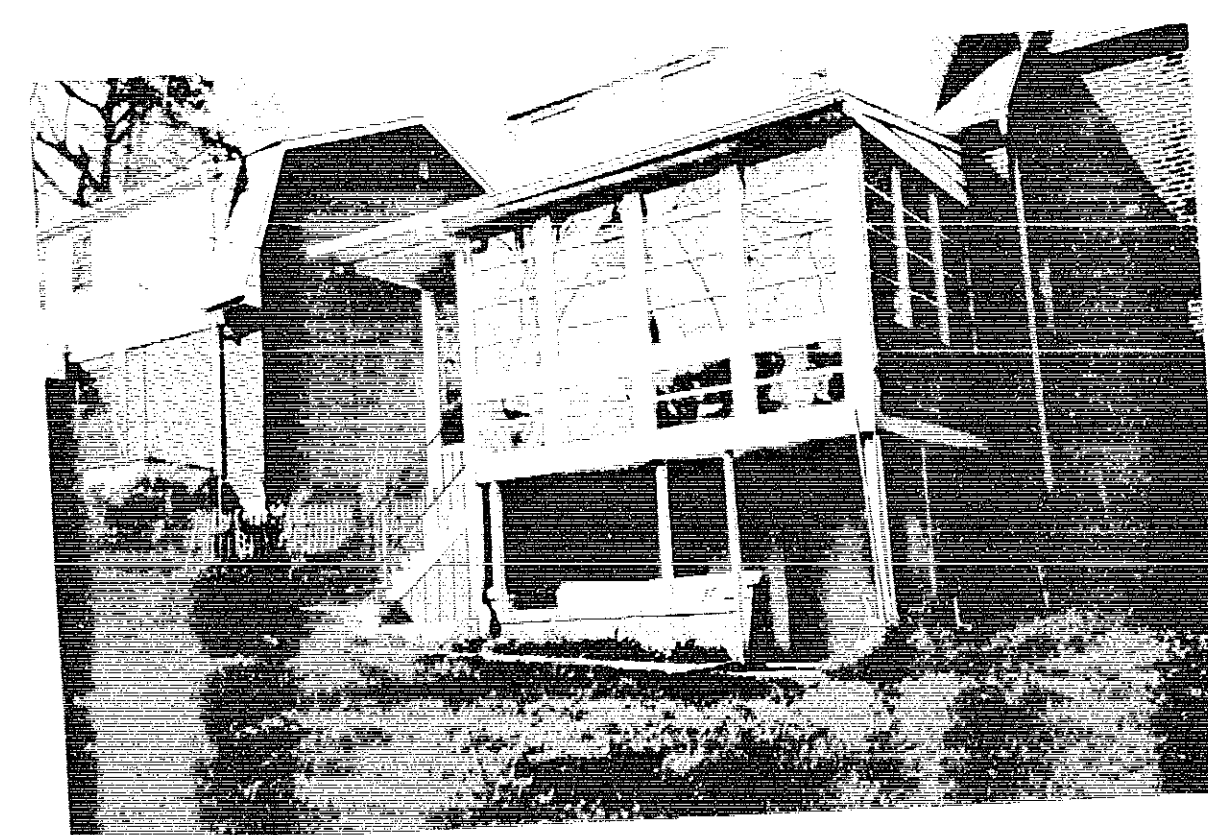
93-397-A

North
 date: _____
 prepared by: Z.N.S. Scale of Drawing: 1"=20'

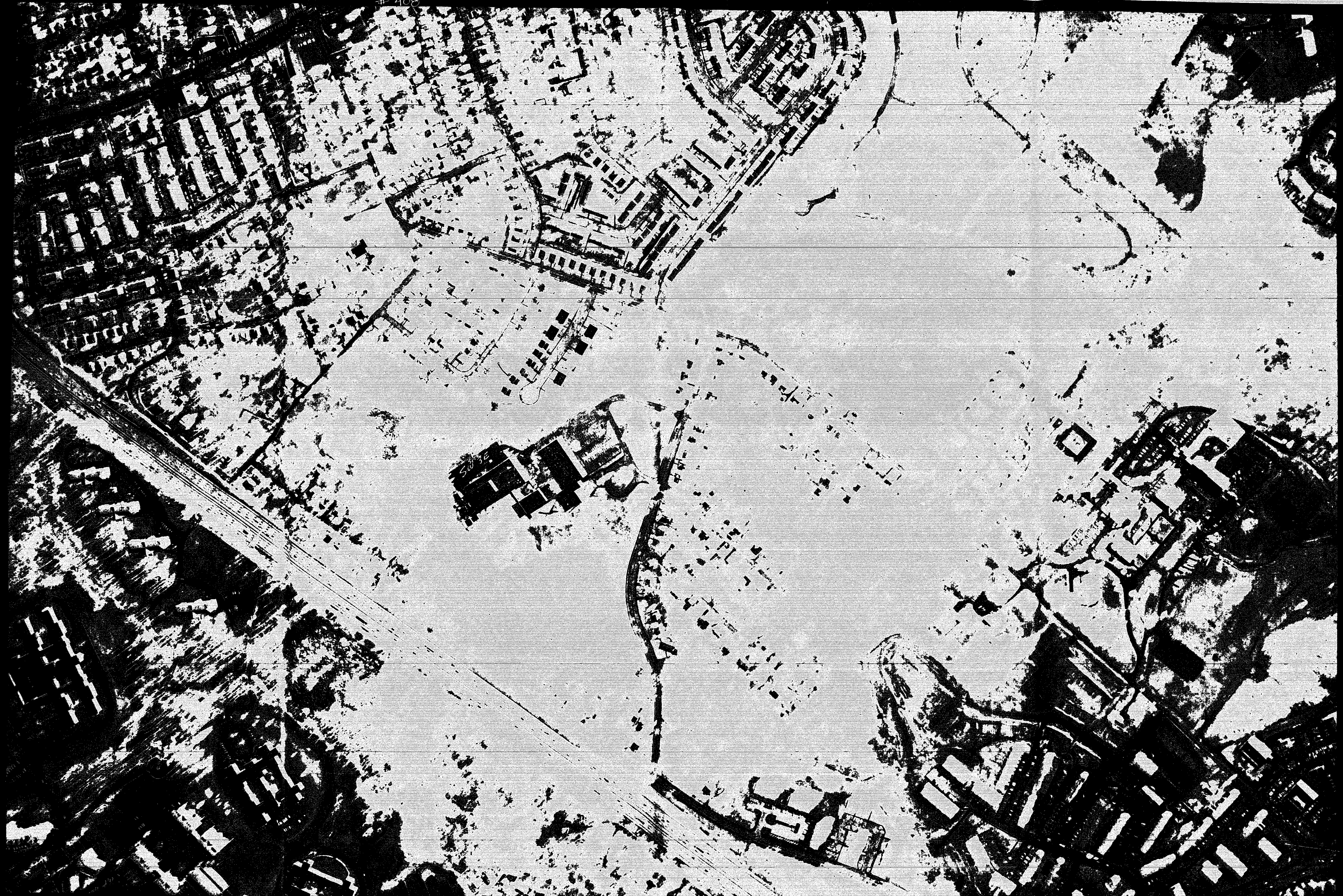
WILLARD MILLER NO. 29
 EXISTING DWEL. NO. 31
 OPEN PORCH (7'x11')
 28' TO E OF PARADE AVE
 50' EASEMENT CENTER OF STREET

LOCATION INFORMATION
 Election District: 1
 Councilman's District: 1
 1"=200' scale map: SW 3E
 Zoning: S-5
 Lot size: 1.11 acreage 5000 square feet
 Sewer: ☒ public ☐ private
 Water: ☒ ☐
 Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
 reviewed by: _____ ITEM #: _____ CASE#: _____



93-397-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE 1" = 200' ±	LOCATION CATONSVILLE	SHEET S.W. 3-E
DATE OF PHOTOGRAPHY JANUARY 1986		